

RESULTS AGENDA

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
APRIL 22, 2014**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, APRIL 22, 2014 at 6:00 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map. Specific case information may be obtained by contacting the Department of Building & Zoning Services, 757 Carolyn Avenue, 645-4522.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-7671 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- Application No.:** 14310-00069
Location: 376 EAST BECK STREET (43206), located at the northeast corner of Briggs St. & E. Beck St.
Area Comm./Civic: German Village
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% of the total yard area to 19.15% of the total yard area.
Proposal: To construct an addition and attached garage to an existing single-family dwelling.
Applicant(s): William Hugus; c/o William Hugus Architects, Ltd.
750 Mohawk St.
Columbus, Ohio 43206
Property Owner(s): George J. Lekorenos
376 E. Beck St.
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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2. **Application No.:** **14310-00079**
 Location: **909 WEST 5th AVENUE (43212)**, located on the southeast corner of West 5th Avenue and Delashmut Avenue.
 Area Comm./Civic: 5th by Northwest Area Commission
 Existing Zoning: M, Manufacturing District
 Request: Variance(s) to Section(s):
 3312.49, Minimum numbers of parking spaces required.
 To reduce the minimum number of required parking spaces from 45 to 16.

 Proposal: To expand an existing brewery/restaurant and add a patio.
 Applicant(s): Geoff Towne- Zauber Brewing Company
 909 West 5th Avenue
 Columbus, Ohio 43212

 Property Owner(s): 909 West 5th Avenue Ltd.
 3169 Walkerview Drive
 Hilliard, Ohio 43026

 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

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3. **Application No.:** **14310-00083**
 Location: **228-232 WEST 2nd AVENUE (43201)**, located on the north side of West 2nd Avenue, approximately 80 ft. east of Highland Street.
 Area Comm./Civic: Victorian Village Commission
 Existing Zoning: ARLD, Apartment Residential Low Density District
 Request: Variance(s) to Section(s):
 3333.23, Minimum side yard permitted.
 To reduce the minimum side yard from 5 ft to 3 ft.

 Proposal: To construct two single family dwellings.
 Applicant(s): MM Development, c/o Michael Mahaney
 1499 Perry Street
 Columbus, Ohio 43201

 Property Owner(s): Applicant
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

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4. **Application No.:** 14310-00085
Location: 160 THURMAN AVENUE (43206), located on the north side of Thurman Ave., 173.5 ft. east of S. 4th St.
Area Comm./Civic: German Village
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To construct a detached garage with an overall height of 23 ft., 4 in., exceeding the allowable 15 ft. in height for the purpose of creating habitable space to be used as a bedroom.
3332.35, Accessory building.
To allow an accessory building that is not ordinarily appurtenant to a specifically permitted principal use of a single-family dwelling.
Proposal: To construct a detached garage with habitable space on the second floor.
Applicant(s): C.J. Andrews; c/o Mode Architects
174 Thurman Ave.
Columbus, Ohio 43206
Property Owner(s): Joshua Zimmerman
160 Thurman Ave.
Columbus, Ohio 43206
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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5. **Application No.:** 14310-00086
Location: 132 SOUTH CHESTERFIELD ROAD (43209), located at the northeast corner of South Chesterfield and Elbern Avenue
Area Comm./Civic: None
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the height of a garage from 15 feet to 21 feet.
3332.21, Building lines
To reduce the building line from 25 feet to 10 feet.
3321.05, Vision clearance.
To allow an opaque fence to sit in the vision clearance triangle of a street and an alley.
Proposal: To construct a 624 sq.ft. detached garage.
Applicant(s): Shawn McNeil
370 Charleston Avenue
Columbus, Ohio 43214
Property Owner(s): Bradford Colegate & Andrew Mitchell
132 South Charleston Avenue
Columbus, Ohio 43209
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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6. **Application No.:** 14310-00087
Location: 4109 OLENTANGY RIVER ROAD (43214), located on the west side of Olentangy River Road, approximately 300 feet north of Garrett Drive.
Area Comm./Civic: None
Existing Zoning: RR, Rural Residential District
Request: Variance(s) to Section(s):
3332.38(F), Private garage.
To increase the area devoted to a garage from 720 sq.ft. to 1203.9 sq.ft.
3332.38(G), Private garage.
To increase the height of a garage from 15 ft to 29 ft 6 in.
3332.38(H), Private garage.
To allow habitable space in the second story of a detached garage.
Proposal: To construct a 29 ft 6 in. tall, 1203.9 sq.ft. detached garage with habitable space in the second floor.
Applicant(s): Juliet Bullock Architects, LLC
1182 Wyandotte Road
Columbus, Ohio 43212
Property Owner(s): Chad E. Carpenter & Robert Andrew Haines
4109 Olentangy River Road
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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7. **Application No.:** 14310-00088
Location: 577 CEDAR ALLEY (43206), located at the southwest corner of Berger Al. & Cedar Al.
Area Comm./Civic: German Village
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3391.05, Limits to modifications of nonconforming structures.
To allow the expansion of a non-conforming structure to be greater than 50% of the original structure.
Proposal: To construct an addition to a non-conforming structure.
Applicant(s): Michele K. Laron
4009 James River Rd.
New Albany, Ohio 43054
Property Owner(s): Ellisar Group, L.L.C.
4009 James River Rd.
New Albany, Ohio 43054
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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8. **Application No.:** 14310-00092
Location: 2080 CLEVELAND AVENUE (43211), located on the east side of Cleveland Avenue, approximately 110 feet north of Duxberry Avenue.
Area Comm./Civic: South Linden Area Commission
Existing Zoning: AR-O, Apartment Residential Office District
Request: Variances(s) to Section(s):
3333.24, Rear yard.
To reduce the required rear yard from 1050 sq.ft. to 388 sq.ft.
Proposal: To construct an addition to an existing office.
Applicant(s): Trevor Williams
7949 Chapel Stone Road
Blacklick, Ohio 43211
Property Owner(s): Ken Crump, Building Lives Outreach Center, LLC
1584 Minnesota Avenue
Columbus, Ohio 43211
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

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9. **Application No.:** 14310-00094
Location: 5026 NORTH HIGH STREET (43216), located on the east side of N. High St., approximately 800 ft. north of Morse Rd.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances(s) to Section(s):
3372.705, Building design standards.
To provide a primary side entrance in lieu of a front entrance door.
Proposal: To remodel an existing fast food restaurant.
Applicant(s): Charles Wertz; c/o Shremshock Architects
6130 S. Sunbury Rd.
Westerville, Ohio 43081
Property Owner(s): The Wendy's Co.; c/o David Milne
One David Thomas Blvd.
Dublin, Ohio 43017
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

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